Karen Johnson Davidson County
Batch# 795305 DEEDWARR
01/26/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20220126-0009278

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-21-8819

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of January, 2022

Notary Public

Commission Expires: 11/12/2025

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF JALANIE STEVENSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Caiola 2407 A Dowlan Street Nashville, TN 37208	Pinnacle Bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	081-02-0E-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Matthew J. Klooster, member of RegalShire Guardian LLC, Trustee of the 2407A Dowlan Street Revocable Living Trust dated May 1, 2020
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Taylor Caiola
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 2407A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2407 Dowlan Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160107-0001826. in the Register's Office of Davidson County, Tennessee with Play attached as Exhibit "b" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Klooster, single man by Warranty deed from TBC Development, LLC of record in Instrument No. 20180730-0073878 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 30, 2018. (Value of consideration shown in aforementioned deed $275,000.00.)

Being the same property conveyed to Regalshire Guardian LLC, Trustee of the 2407A Dowlan Street Revocable Living Trust by Quitclaim deed from Matthew Klooster of record in Instrument No. 20200831-0098136 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 31, 2020. (Value of consideration shown in aforementioned deed $0.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 2407 A Dowlan Street 2407A, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2407 A Dowlan Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of January, 2022.

2407 A Dowlan Street Revocable Living Trust dated May 1, 2020

By: Matthew J. Klooster
Matthew J. Klooster, member RegalShire Guardian LLC, Trustee

STATE OF Wyoming
COUNTY OF Laramie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew J. Klooster, member of RegalShire Guardian, LLC, trustee of the 2407 A Dowlan Street Revocable Living Trust dated May 1, 2020** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cheyenn USA, Store this 4 day of January, 2022

Stacy Lee Wood
Notary Public
My Commission Expires: Nov 18, 2024

STACY LEE WOOD NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES NOVEMBER 18, 2024

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Jan 4 2022.

Affiant Signature

1/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/17/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON